



Havant
BOROUGH COUNCIL

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To:
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13 Farnham Business Park
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GU9 7UP

For: Mr G Whitham
Southern Region - McCarthy & Stone

THE TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING (TREE PRESERVATION ORDER) REGULATIONS
2012
Refusal of Consent

Application Number: APP/18/01004

Site Address: Former site of Hayling Billy Pub, 117 Elm Grove, Hayling Island

Proposed Tree Works: 1No English Oak (1 on Tree Maintenance Plan) - Remove deadwood in excess of 25mm in diameter and cut back to maintain minimum 3 metres clearance from buildings. 2No Lime (2 and 3 on Tree Maintenance Plan) - Crown lift to 4 metres above ground level. Remove deadwood in excess of 25mm in diameter. All trees subject to TPO 1805.

Further to your application received on 05 October 2018 Havant Borough Council, as Local Planning Authority, **Refuses Consent** for the above works.

The reason for the Council's decision to refuse consent is:

- 1 The trees subject of this application do not require pruning at this time as they are sufficiently clear of the buildings and open spaces. A 10 year permission for maintenance is not considered to be suitable for the trees due to changing growth patterns. Fresh applications for work can be submitted at any time when required.

In coming to its decision the Council considered the plans and other documents submitted with regards to your application.

Other Important Information:

- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning (Trees) Regulations. It does not relate to any other application that may be required under the Town and Country Planning Acts, Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6015.
- (2) Your attention is drawn to the attached information regarding firstly your right to appeal to the Planning Inspectorate, if you are aggrieved by the Council's decision, and

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secondly the rights of an owner to, in certain circumstances serve a purchase notice on the Council. See www.planningportal.gov.uk/pcs

- (3) In accordance with paragraphs 38-50 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:

- Offering a pre-application advice service, and
- Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

- You were updated about issues after the initial site visit,

- (4) Removal of dead wood can be undertaken at any time without the need for a formal application.

Natalie Meagher

Natalie Meagher
Head of Neighbourhood Support

05 December 2018